

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R106576

Property Information

property address: 3400 S TEXAS AVE  
legal description: COMMUNITY HEALTH CENTER, BLOCK 1, LOT 1, ACRES 4.722  
owner name/address: BRAZOS TRANSIT DISTRICT - A POLITICAL SUBDIVISION  
504 E 27TH ST  
BRYAN, TX 77803-4025  
full business name: See Back  
land use category: Commercial-office type of business: government  
current zoning: C2 occupancy status: occupied  
lot area (square feet): 205,690 frontage along Texas Avenue (feet): 276.13 ft  
lot depth (feet): 623.47 ft sq. footage of building: 19,099  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 2 building height (feet): 13 # of stories: 1  
type of buildings (specify): brick-all  
building/site condition: 5  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: \_\_\_\_\_ accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 2 type/material of sign: 1- E/N 1- stone  
overall condition (specify): excellent  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 108  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: excellent  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 4 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: very well maintained

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

Building 1 - BCS Community Health Center (Health Annex A) - WIC Growing Healthy Families, General Dentistry, Head Start  
Building 2 - Brazos Transit District

lot R106577 is also part of BCS Community Health Center

Brazos transit district section is a terminal for busses